145.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	749,200 / 749,200
					USE VALUE:	749,200 / 749,200
					ASSESSED:	749,200 / 749,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GWOSDOW ANDREA R ETAL/TRUSTE
Owner 2:	2017 GWOSDOW-KRANZ FAMILY
Owner 3:	REVOCABLE TRUST
Street 1:	115 HIGH HAITH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KRANZ DAVID--ETAL -
Owner 2:	GWOSDOW ANDREA -
Street 1:	115 HIGH HAITH ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 2094 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4762.000	298,000	900	450,300	749,200
Total Card	0.109	298,000	900	450,300	749,200
Total Parcel	0.109	298,000	900	450,300	749,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.78 /Parcel: 357.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95382

GIS Ref

GIS Ref

Insp Date 10/01/18

!11367!

PREVIOUS ASSESSMENT

Parcel ID 145.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	298,000	900	4,762.	450,300	749,200		Year end	12/23/2021
2021	101	FV	288,300	900	4,762.	450,300	739,500		Year End Roll	12/10/2020
2020	101	FV	288,300	900	4,762.	450,300	739,500	739,500	Year End Roll	12/18/2019
2019	101	FV	236,800	1000	4,762.	422,100	659,900	659,900	Year End Roll	1/3/2019
2018	101	FV	236,800	0	4,762.	349,000	585,800	585,800	Year End Roll	12/20/2017
2017	101	FV	236,800	0	4,762.	320,800	557,600	557,600	Year End Roll	1/3/2017
2016	101	FV	236,800	0	4,762.	292,700	529,500	529,500	Year End	1/4/2016
2015	101	FV	222,800	0	4,762.	287,100	509,900	509,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:24:05

LAST REV

Date	Time
10/15/18	10:47:45
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11367

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRANZ DAVID--ET	69983-129		9/26/2017	Convenience	99	No	No		
	20991-466		2/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	95382
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/2013	1094	Manual	19,985	C				
10/16/2009	998	Redo Kit	37,200					
10/12/2006	871	Renovate	10,000			G8	GR FY08	remodel basement r

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
5/2/2014	External Ins	PC	PHIL C
1/9/2014	Info Fm Prmt	EMK	Ellen K
5/11/2009	Inspected	189	PATRIOT
1/26/2009	Measured	336	PATRIOT
12/1/1999	Mailer Sent		
11/16/1999	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4762		Sq. Ft.	Site		0	80.	1.18	9									450,287						450,300	

Total AC/HA:	0.10932	Total SF/SM:	4762	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	450,287	Spl Credit		Total:	450,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.30217385
Const Adj.:	0.99989998
Adj $ / SQ:	143.225
Other Features:	115735
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404868
Depreciation:	106885
Depreciated Total:	297983

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

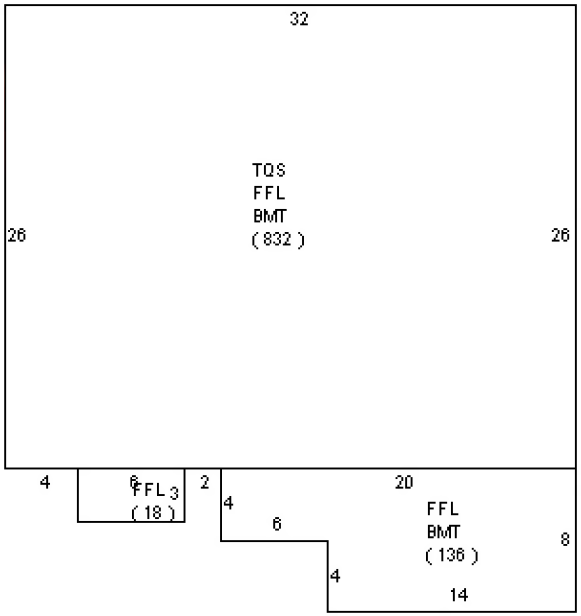
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	143.22
Special Features:	0	Val/Su Net:	115.59
Final Total:	298000	Val/Su SzAd	185.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	986	143.220	141,220
BMT	Basement	968	60.480	58,541
TQS	3/4 Story	624	143.220	89,372
Net Sketched Area:		2,578	Total:	289,133
Size Ad	1610	Gross Area	2786	FinArea 2094

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

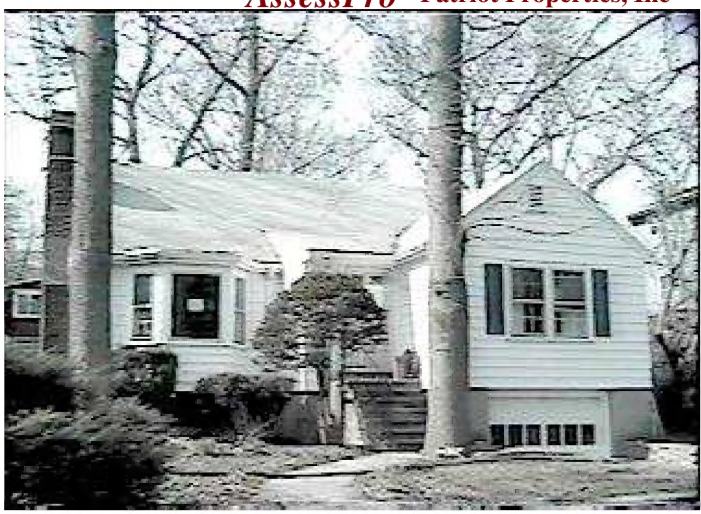
SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X20	A	AV	2010	3.59	T	7.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:	Total: 900

IMAGE

AssessPro Patriot Properties, Inc